

Decker

UTAH MORTGAGE LOAN CORPORATION  
OREM OFFICE  
ADVANCE DISCLOSURE OF SETTLEMENT COSTS

Proposed Loan Amount \$ \_\_\_\_\_, to be secured by first lien on the property located at: \_\_\_\_\_

FHA LOAN	for _____ yrs.	Interest Rate _____ %
VA LOAN	for _____ yrs.	Interest Rate _____ %
CONVENTIONAL LOAN	for _____ yrs.	Interest Rate _____ %

PRINCIPAL AND INTEREST	\$ _____
HAZARD INSURANCE ( fire and flood)	\$ _____
TAXES	\$ _____
MI or FHA MIP	\$ _____
SPECIAL ASSESSMENTS or OTHER CHARGES	\$ _____
TOTAL ESTIMATED MONTHLY PAYMENTS	\$ _____

ESTIMATE OF SETTLEMENT COSTS

This gives an estimate of most of the charges you will have to pay at closing. The figures shown, are estimates, and as such are subject to variation or change. The estimates are based upon the sales price and the requested loan amount.

01 Loan Origination Fee	\$ _____
02 Loan Discount	\$ _____
03 Appraisal Fee	\$ _____
04 Credit Report	\$ _____
05 Lenders Inspection Fee	\$ _____
08 Tax Service	\$ _____
00 FNMA Underwriting Fee	\$ _____
01 Pre-Paid Interest ( The maximum you could be required to pay based upon your application)	\$ _____
02 Mortgage Insurance Premium	\$ _____
01 Settlement or Closing Fee	\$ _____
05 Document Preparation Fee	\$ _____
09 Title Insurance	\$ _____
01 Recording Fees	\$ _____
01 Survey	\$ _____
ESCROWS:	
First Year's hazard insurance premium	\$ _____
Hazard Insurance Reserve ( _____ months)	\$ _____
Property Tax Reserve ( _____ months)	\$ _____
FHA or PMI insurance reserve ( _____ months)	\$ _____
TOTAL ESTIMATED CLOSING COSTS	\$ _____

ESTIMATED DISCOUNT POINTS TO BE PAID BY SELLER: \$ \_\_\_\_\_

RATE AND DISCOUNT GUARANTEES:

- 1) Rates on Conventional loans will be guaranteed for six weeks from the date of application. After that the rate will be at the prevailing market rate.
- 2) Rates on FHA/VA loans are not guaranteed, but are set by the Federal Reserve Board. All FHA/VA loans will be closed at the highest prevailing rate at time of closing
- 3) Discount quotes on all FHA/VA loans are good for six weeks from the date of application. After that time, all loans will go to the prevailing market quote.

ADVANCE DISCLOSURE ACKNOWLEDGEMENT:

I certify that all of the foregoing costs have been explained to me and that I have received a booklet entitled, " Your Guide to Settlement Costs."

Received this \_\_\_\_\_ th day of \_\_\_\_\_, 19 \_\_\_\_\_

APPLICANT \_\_\_\_\_

APPLICANT \_\_\_\_\_

LOAN OFFICER-INTERVIEWER \_\_\_\_\_